

2021-008927

Klamath County, Oregon

06/04/2021 04:10:01 PM

Fee: \$102.00

After recording, return to:
Jawaan Dante Mullen
1101 Highway 52 E
Portland, TN 37148

Until a change is requested,
all tax statements should be sent to:

Jawaan Dante Mullen
1101 Highway 52 E
Portland, TN 37148

WARRANTY DEED

Under ORS 93.850

The grantor,
Vatche Z. Baharian and Traci M. Baharian, a married couple, as tenants by
entirety
5340 W. Fremont Ave.
Fresno, CA 93722

for the true and actual consideration of \$5,500.00
Five thousand five hundred dollars

CONVEYS AND WARRANTS to the grantee,
Jawaan Dante Mullen, a single man
1101 Highway 52 E
Portland, TN 37148

the following described real property, free of encumbrances, except as specifically
set forth herein:
Block 51, Lot 7, Addition 4 to Nimrod River Park

Parcel ID: R-3611-004C0-00800-000
And commonly known as:

Signed, sealed, and delivered on this
presence of:

day of , 20 , in the

Vatche Baharian
Signature
Vatche Baharian
Print Name
Seller
Capacity

Traci Baharian
Signature
Traci Baharian
Print Name
Seller
Capacity

Jawaan Mullen
Signature
Jawaan Mullen
Print Name
buyer
Capacity

Signature

Print Name

Capacity

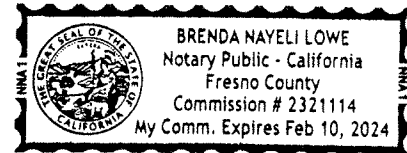
*Construe all terms with the appropriate gender and quantity required by the sense
of this deed.*

STATE OF California
COUNTY OF Fresno

On this 25 day of May, 20 21, before me, Notary Public in and for
said state, personally appeared Vatche & Traci Baharian

identified to be the person whose name is subscribed to the within instrument, and
who acknowledged to me they freely executed the same.

Signature: Brenda Lowe
Print Name: Brenda Nayeli Lowe
Title: Notary Public
My Commission Expires: Feb 10, 2024



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Fresno)On May 25, 2021 before me, Brenda Nayeli Lowe, Notary Public,
Date Here Insert Name and Title of the Officerpersonally appeared Vatone & Traci Baharian
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Brenda J
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Warranty DeedDocument Date: 5-25-2021 Number of Pages: 4

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Tennessee
County of Sumner } ss.

On this the 1st day of June, 2021, before me,
Day Month Year

Norman Kantrowitz, the undersigned Notary Public,
Name of Notary Public

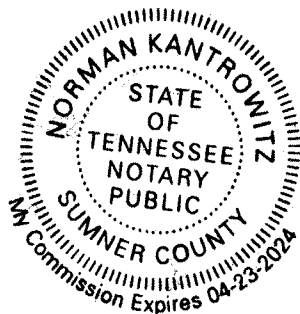
personally appeared Jawaan Dante Mullen,
Name(s) of Signer(s)

☐ personally known to me – OR –

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.



Place Notary Seal/Stamp Above

Norman Kantrowitz
Signature of Notary Public

Notary Public - TN

Comm. Exp. 4.23.2024

Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY Deed

Document Date: 6.1.2021 Number of Pages: 4

Signer(s) Other Than Named Above: _____

Source of Title:

This conveyance is made subject to:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT, OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.